



CCM 2012 Testimony

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PLANNING AND DEVELOPMENT COMMITTEE

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The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent over 90% of Connecticut's population. We appreciate the opportunity to testify on bills of interest to towns and cities.

H.B. 5320, "An Act Concerning Bonds and Other Surety for Approved Site Plans and Subdivisions"

CCM supports Section 1 & 2 and urges the Committee to amend this section to ensure that municipalities may require bonds for site improvements prior to the issuance of certificates of occupancy (CoOs).

We oppose Sections 3 of the bill.

Sections 1 and 2

These sections attempt to tighten the language in Public Act 11-79. It is important, however, that any revisions maintain protections that statutes have historically provided to towns and cities.

Mark Branse of the Connecticut Association of Municipal Attorneys (CAMA) and Jason Vincent of the Connecticut Chapter of the American Planning Association will discuss municipal concerns in detail.

Section 3

CCM opposes Section 3.

This proposal unnecessarily ties the hands of municipalities. The proposal does not consider the public safety and other rationale for zoning regulations.

Public 11-79 is a big change the General Assembly made less than a year ago. The Act is not without controversy.

-Over-

The Town of Middlebury characterized Public Act 11-79 in the following manner:

This Act puts an enormous burden on the municipalities. Developers can start projects and then walk away leaving the Town holding the bag.

This has recently happened in Middlebury and fortunately we are holding a bond in the form of a letter of credit.

The Act also permits "surety bonds" which is not as effective as say a letter of credit or other instruments.

I can understand the legislation would assist developers in these difficult times, however, it is at the expense of protecting our communities.

Section 3 needs to be studied thoroughly before removing even more authority from towns and cities.

We urge the Committee to delete Section 3 of HB 5320.

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If you have any questions, please contact Ron Thomas at rthomas@ccm-ct.org or (203) 498-3000.